

**CITY OF FRANKLIN**  
**PLAN COMMISSION MEETING\***  
**AGENDA**  
**Franklin City Hall Common Council Chambers**  
**9229 West Loomis Road, Franklin, Wisconsin**  
**Thursday, June 5, 2003 - 7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

- A. Approval of Regular Meeting Minutes of May 22, 2003.

III. BUSINESS

A. TEMPORARY USE

APPLICANT: We-Energies, #2003-055.

REGARDING: Temporary use to park a construction trailer, vehicles and utility equipment during utility re-build projects in surrounding area in area zoned M-1 Limited Industrial District.

LOCATION: Approximately 11205 West Forest Home Avenue, NE 1/4 of Section 6.

STATUS: Review and Recommendation to Board of Zoning & Building Appeals on June 18, 2003.

B. RESIDENTIAL MONUMENT SIGN SITE PLAN

APPLICANT: Crooked Creek Subdivision, Treetops Development, #2002-150.

REGARDING: Residential Monument Sign for Crooked Creek Subdivision.

LOCATION: Approximately South 43rd/West Drexel Avenue, NE & SE 1/4 of Section 14.

STATUS: Review and Recommend.

C. BUILDING MOVE

APPLICANT: John and Marsha Napientek, #2003-052

REGARDING: To move the former rectory located at 7963 South 116th Street to 10233 West Ryan Road, zoned A-2 Prime Agricultural District.

LOCATION: 10233 West Ryan Road, NW 1/4 of Section 29.

STATUS: Review and Recommend.

D. SITE PLAN APPROVAL

APPLICANT: Menard Inc., #2003-016.

REGARDING: To construct a Menards' Home Improvement Center, zoned M-1 Limited Industrial District.

LOCATION: 6531 South Lovers Lane Road, NE 1/4 of Section 6.

STATUS: Review and Recommend.

E. PROPOSED AMENDMENTS TO DIVISION 15-10.0200, BOARD OF ZONING & BUILDING APPEALS, TO CREATE PROVISIONS TO ALLOW APPLICANTS TO OBTAIN SPECIAL EXCEPTIONS TO (ALLOWING RELIEF FROM) THE AREA AND BULK REQUIREMENTS OF THE UDO IN SPECIAL CIRCUMSTANCES.

F. CONTINUED DISCUSSION REGARDING AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE TO ALLOW REDUCED MINIMUM DEVELOPMENT AREA REQUIREMENTS.

G. NEXT REGULARLY SCHEDULED PLAN COMMISSION MEETING DATES

1. June 19, 2003 - 7:00 p.m.
2. July 3, 2003 - 7:00 p.m.

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**IV. REPORT ON COMMON COUNCIL ACTIONS**

1. A Resolution Contingently Approving the Final Plat for Franklin Oaks Subdivision, Franklin Oaks Partners LLC/The Villas Partners LLC, (Northeast 1/4 of Section 13).
2. A Resolution Approving a Certified Survey Map of a Part of the Northeast 1/4 of Section 8, T5N, R21E in the City of Franklin, Milwaukee County, Wisconsin (J.K. Builders Inc./William & Karen Katzman).
3. An Ordinance to Amend the Zoning Code (Map), Ordinance No. 98-1493 to Rezone a Portion of a Parcel of Land from FW to 6-6, and a Portion of R-6 to FW, and a Portion of FC to FW, and a Portion of FC to R-6, North Side of West Drexel Avenue, at approximately 4500 West (Ten Mile LLC/Victory Creek West).
4. A Resolution Approving a Certified Survey Map for a Part of the Southeast 1/4 of Section 8, T5N, R21E in the City of Franklin, Milwaukee County, Wisconsin (Mark E. Carstensen Development/Wyndham Ridge LLC 2-Parcel CSM).
5. Resolution Approving a Preliminary Plat for Wyndham Ridge Subdivision, (Wyndham Ridge LLC).
6. A Resolution Contingently Approving the Final Plat for Crooked Creek (Phase I) Subdivision, Treetops Development LLC (Approximately 4439 West Drexel Avenue).

**V. ADJOURNMENT**

*\*"Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting."*

Upcoming Common Council Meeting Dates

June 17, 2003 - 6:30 p.m.

July 1, 2003 - 6:30 p.m.